LOT 30
IN OR 2085/719
R378241 & R378242

WILKEN STUART
54537 MARLEE RD
CALLAHAN, FL 32011

**2025**

**37-1N-25-299E-0030-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 04 | Quality Level 04 |

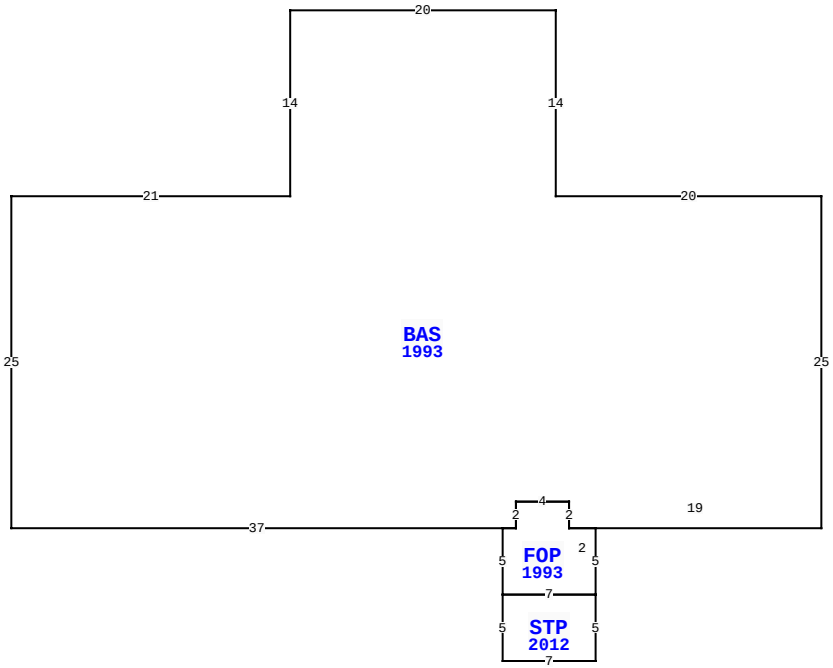
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,797 | 100 | 1993 | 1,797 | 55,603 |
| FOP | 43 | 30 | 1993 | 13 | 402 |
| STP | 35 | 10 | 2012 | 4 | 124 |
| TOTALS | 1,875 | | | 1,814 | 56,129 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,814 | 128.9200 | 103.14 | 187,096 | 1973 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2019 Heated Area: 1797 HX Base Yr 2019




54537 MARLEE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/31/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 56,129 |
| TOTAL MARKET OB/XF VALUE | | 6,284 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 112,413 |
| SOH/AGL Deduction | | 63,828 |
| ASSESSED VALUE | | 48,585 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 23,585 |
| TOTAL JUST VALUE | | 112,413 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 100,528 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E974106 | CHNGE SRVC | 0 | 11/01/1997 |
| 3950 | N/A | 3,000 | 03/17/1987 |
| 3857 | N/A | 3,000 | 02/02/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2085/0719 | 11/07/2016 | SW | U | I | 37 | 47,900 |
| GRANTOR: HOUSING OPPORTUNITIES | | | | | | |
| GRANTEE: WILKEN STUART | | | | | | |
| 2030/1179 | 2/26/2016 | CT | U | I | 18 | 12,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: HOUSING OPPORTUNITY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 N14 W20 S14 W21 S25 E37 FOP=[YR=1993] S5 STP=[YR=2012] S5 E7 N5 W7$ E7 N5 W2 N2W4 S2 W1$ E1 N2 E4 S2 E19 N25$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 62 | 2,170 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 20 | 320.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 1,030 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 28 | 3 | 84.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 284 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 20 | 20 | 400.00 | SF | 35.00 | 35.00 | 100 | 1986 | 1986 | 3 | 20 | 2,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,284

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0006 | RM | 157.00 | 289.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 02/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS